

**The State of Georgia**  
**CAPER**  
**Consolidated Annual Performance and Evaluation Report**  
**Federal Fiscal Year 2016 (July 1, 2016 – June 30, 2017)**

## **CR-05 - Goals and Outcomes**

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

### **91.520(a)**

The Georgia Housing & Finance Authority (GHFA) was statutorily created to provide financing and financial assistance for the provision and preservation of safe, decent, energy efficient, and affordable housing, and an adequate system of finance for housing and housing related concerns within Georgia. GHFA's various programs are administered by the Georgia Department of Community Affairs (DCA). The Georgia Department of Community Affairs (DCA) is the lead agency overseeing the administration and implementation of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports. Throughout this report, the Georgia Department of Community Affairs (DCA) will herein be referenced as DCA, the State, or the State of Georgia.

This report discusses program outcomes for the 2016-2017 fiscal year utilizing the State's federally funded U.S Department of Housing and Urban Development (HUD) programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grants Program (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and National Housing Trust Fund (NHTF). These federally funded programs have enabled the State of Georgia to continue to make progress toward increasing the supply of affordable permanent housing, transitional housing, rapid-rehousing, improving public infrastructure, increasing public services, public facilities, job creation and retention and crisis response services for persons and households that are that are extremely low-income, very low-income and moderate low-income. In addition, the State continues to analyze and address regional and local fair housing issues; the contributing factors that affect fair housing choice; and set goals that work towards increasing opportunities to affirmatively furthering fair housing.

The State received \$59,169,965 from HUD during this fiscal year, which was used to achieve the goals and objectives identified in the FY2016 Annual Action Plan.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

The State's community development and housing strategy consists of expanding economic growth opportunities in local communities with assistance from private sector businesses and providing housing program assistance for underserved populations throughout the state. The State intends to accomplish this strategy through the following actions:

- Increase the number of jobs created and retained through DCA's community development, economic development, and housing development programs
- Demonstrate small business expansion in local communities through the State's Small Business Credit Initiative and Downtown Development Revolving Loan Fund
- Increase access to affordable housing for persons living with a disability
- Increase stable housing outcomes for homeless persons
- Continue to provide decent, sustainable, and affordable housing and housing related services through the HOME, CDBG, ESG, HOPWA, and NHTF programs
- Increase citizen awareness of housing opportunities through available housing counseling

agencies, fair housing outreach, homelessness prevent programs, and other technical assistance efforts

- Provide opportunities to increase participation in DCA family self-sufficiency programs

Below is a summary the State of Georgia's community development and affordable housing program outcomes and a snapshot of the amount awarded for each of the program areas.

### **Community Development Block Grant (CDBG) Program**

The CDBG program seeks to improve the living conditions and economic opportunities of Georgia's low- and moderate-income families. CDBG works to create jobs through the expansion and retention of businesses, to provide health and safety services to communities, and to support decent affordable housing. To meet this goal, a minimum of 70% of all allocated CDBG funds must benefit low- and moderate-income persons.

The State's Method of Distribution (MOD) does not specify in advance the types of projects to be funded or the number of beneficiaries for those projects that are funded. In addition, eligible local governments are not required to apply for funds. The most competitive projects document the highest severity of need and are cost effective in benefiting the greatest number of people for the type of project submitted. The variances in the expected and actual numbers for CDBG activities are unavoidable because the State allows local governments to determine the types of projects that will be submitted based on locally determined needs. In addition, the timing of results is not always possible to predict. Some projects are accomplished quickly and results are recorded within two years or less. In other cases, projects may take several years and results are recorded as buildings are occupied and low- and moderate-income persons are served.

Results for the FFY 2016 program year include the following:

- The State's activities benefitted 2,640 persons through the construction of non-housing public facility building activities.
- The State's activities benefitted 12,240 persons through non-housing infrastructure construction and/or improvements.

### **HOME Investment Partnerships (HOME) Programs**

HOME funds are awarded annually as formula grants to participating jurisdictions (PJs). The program's flexibility allows the program funds to be allocated to subrecipients, developers and community housing development organizations (CHDOs) to create, develop and manage affordable housing development in the state of Georgia. During FFY 2016, the State received \$15,127,255 in HOME entitlement funds and added an additional \$9,731,293 in program income receipts representing a total \$24,858,548 funds available under the DCA HOME Program.

Eligible activities under the HOME Program include the following: Rental Housing, Homeowner Rehabilitation and New Construction, Down Payment Assistance, Community Housing Development Organizations (CHDO), and Tenant Based Rental Assistance (TBRA). Below is a summary of the activities

accomplished for the FY2015 program year:

- DCA Rental Housing Program

The Georgia Department of Community Affairs Multifamily Housing Programs administer funding to for-profit and non-profit developers, and qualified CHDOs for the construction and/or rehabilitation of affordable multifamily rental housing in communities across Georgia.

- The DCA Multifamily rental-housing program committed HOME funds to eight (8) multifamily developers, which produced 416 units of affordable rental housing during this fiscal reporting period.
- The DCA CHDO program committed HOME funds to one (1) multifamily property that produced 79 units of affordable housing.

The Georgia Department of Community Affairs Community HOME Investment Program (CHIP) provides grants to city and county governments, nonprofits, and public housing authorities to build and renovate single family homes for homeowners in need of housing rehabilitation or to sell to eligible homebuyers.

- For FFY 2016 the CHIP Program committed funds to sixteen (16) grantees totaling \$6,434,200 to build and renovate seventy-four (74) housing units.

#### **Housing Opportunities for Persons with AIDS (HOPWA) Program**

In FFY2016, the State of Georgia's Georgia Housing and Finance Authority (GHFA) received \$2,355,297 in formula Housing Opportunities for Persons with AIDS (HOPWA) funds from the U.S. Department of Housing and Urban Development (HUD). The Georgia Department of Community Affairs (DCA) administered these funds on behalf of GHFA. HOPWA Program funds administered by the State to assist nine (9) Project Sponsors to serve persons affected by HIV/AIDS totaled \$2,349,097. The tenth project grant was administered this year by the Grantee agency to Rehabilitate Facility Based Housing, Daniel Flagg Villas by Union Mission, Project Sponsor in Savannah, GA. They were funded \$750,000 to rehabilitate the project. DCA also provided services as Resource Identification with \$30,000 and drew down \$70,659 in funds for administration through the HOPWA Program bringing the total amount of HOPWA funds awarded during FFY2016 to \$3,199,756. HOPWA program funds are available to qualified local governments and nonprofit organizations operating and developing housing in the State of Georgia for persons impacted by HIV/AIDS in 126 counties of Balance of State.

#### **Emergency Solutions Grant (ESG) Program**

During FFY 2016, the ESG program provided financial assistance to shelters and homeless service providers to meet the emergency needs of homeless individuals and families. Assistance is provided to members of the community, local government entities and non-profit organizations utilizing State Housing Trust Fund for the Homeless Commission (HTF) and Federal HUD ESG funds. This program is principally designed to be the first step in a continuum of assistance to enable homeless individuals and families to move toward independent living as well as to prevent homelessness. Applicants were eligible to receive ESG funds for operational expenses.

- The State administered the ESG funds for the non-entitlement jurisdictions. The State awarded

\$5,394,806 to 63 recipients (awards to 119 projects) to assist to the homeless population.

- The State used ESG funds for emergency shelter, street outreach, rapid re-housing, transitional housing, supportive services, homeless prevention, HMIS, and administrative activities. These activities were targeted to households that were homeless or at imminent risk of homelessness with incomes between 0-30% of Area Median Income (AMI) and to individuals and families in the following at-risk categories: chronically homeless, HIV/AIDS, elderly, veterans, mental health, domestic violence victims and substance abuse. ESG funds assisted 11,388 individuals.

#### **National Housing Trust Fund (NHTF) Program**

In Georgia, the NHTF program is intended to increase and preserve affordable housing for extremely low-income (ELI) households, including homeless families. The NHTF program will provide the State of Georgia with a formula allocation of \$3,318,674 for fiscal year (FY) 2016. This allocation will be used to create housing affordable to extremely low-income (ELI) households with incomes at or below 30% of Area Median Income (AMI). When the total NHTF funds available are equal to or exceed \$1 billion, the grantee must use at least 75 percent of its NHTF funds for the benefit of ELI families or families with incomes at or below the poverty line, whichever is greater. Any grant funds not used to serve ELI families must be used for the benefit of very low-income (VLI) households with incomes between 30% and 50% of the AMI. FFY16 funds created an additional 96 units in the construction (40) and rehabilitation of rental units (56) for ELI households for affordable rental housing.

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Construction/ Rehabilitation of Rental Units	2016	2017	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing	National Housing Trust Fund: \$3,318,674	Rental units constructed: 40 Rental units rehabilitated: 56

**Program Year 2016**  
**July 1, 2016 – June 30, 2017**  
**GOALS AND OUTCOMES**

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Buildings	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25,000	26,551		5,000	2,640	
CHDO Operating Assistance	Capacity Building	HOME: \$	Other	Other	2	0		1	0	
CHDO Pre-development Loans	Affordable Housing	HOME: \$	Other	Other	3	0		1	0	
Construction/Rehabilitation of Rental Units	Affordable Housing	HOME: \$ / National Housing Trust Fund: \$3318674	Rental units constructed	Household Housing Unit	1800	0		510	0	
Construction/Rehabilitation of Rental Units	Affordable Housing	HOME: \$ / National Housing Trust Fund: \$3318674	Rental units rehabilitated	Household Housing Unit	100	0		100	0	
Economic Development	Non-Housing Community Development	CDBG: \$15,844,720	Jobs created/retained	Jobs	4,000	1,131	45%	490	223	
Emergency Shelter & Transitional Housing	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	80000	0		16000	7,708	
Homeless Outreach Assistance	Homeless	ESG: \$	Other	Other	3375	0		675	430	
Homeless Prevention Assistance	Non-Homeless Special Needs	ESG: \$	Homelessness Prevention	Persons Assisted	2500	0		500	840	
Homeownership Assistance	Affordable Housing	CDBG: \$ 3,084,472/ HOME: \$	Rental units rehabilitated	Household Housing Unit	0	0		0	4	
			Homeowner Housing Added	Household Housing Unit	29	0		10	0	
			Homeowner Housing Rehabilitated	Household Housing Unit	490	0		105	0	
			Direct Financial Assistance to Homebuyers	Households Assisted	400	0		51	0	
HOPWA Housing Assistance	Non-Homeless Special Needs	HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2300	0			325	
HOPWA Housing Assistance	Non-Homeless Special Needs	HOPWA: \$	HIV/AIDS Housing Operations	Household Housing Unit	0	0		460	183	
HOPWA Tenant-based Rental Assistance	Non-Homeless Special Needs	HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	600	0		120	0	
Immediate Threat and Danger Program	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	0		5000	0	
Infrastructure	Non-Housing Community Development	CDBG: \$39,964,001	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	45,000	35,946	105%	9000	12,240	126%
Rapid Re-housing Assistance	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	4365	0		873	0	
Redevelopment	Non-Housing Community Development	CDBG: \$3,162,048	Jobs created/retained	Jobs	450	88	30%	128	0	
Tenant-based Rental Assistance	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	7	0				

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

**CDBG**

In order to meet a wide distribution of needs throughout the state, DCA allows local governments to establish local priorities for allocation, recognizing that local governments are closer to the community and economic development needs of their geographies. Further, DCA provides technical assistance and coordination services to local interests for the development of locally driven initiatives, collaborating with public and private initiatives to strengthen rural communities.

The CDBG program's methods of distribution allocates over 70 percent of funds received through an Annual Competition. This competitive process prioritizes funding in part to applicants that describe and document a significant health and safety need in their low- to moderate-income areas. Note that this need-based review process prevents DCA from predicting the ultimate geographic distribution of assistance.

**HOME**

The State endeavors to simulate the model set forth by HUD in the HUD 2014-2018 Strategic Framework and priorities set in the Georgia 2013-2018 Consolidated Plan, FY2016 Annual Action Plan, and the Analysis of Impediments. The HOME priorities are to increase access to affordable housing; meet the need and continue to provide quality housing and housing related services; and foster inclusive communities free of barriers to individuals underserved by existing housing programs. As the HOME program stipulates, our focus is to create opportunities for households that are at or below 80% of the area median income (AMI).

An emphasis is placed on the development of housing through an annual competition and scoring for process for occupancy for persons below 50% of the AMI under the DCA Rental Housing Program. Typically, the groups that are in need of this benefit are the elderly and the disabled as both groups are often living on fixed incomes and have had difficulty in finding quality rental housing in which they can afford.

HOME funds for the Community HOME Investment Program (CHIP) are also allocated thorough an annual competition. Application scoring includes three key priorities: to focus funds in areas with the most need for home repairs and new construction of single-family homes; to communities that are engaged in revitalization planning; and to communities with the most capacity to carry out the program.

In addition, DCA engaged in extensive public outreach and input through both formal and informal means to identify key elements of success as well as areas of need in different geographic areas of the state and among different Georgia populations.

**ESG/HOPWA**

For the ESG and HOPWA programs, the State does not anticipate any funding set-asides for specific geographic areas of Georgia. DCA will reserve a minimum of 65% of Federal funding to be spent within the DCA ESG Entitlement area, however, State funds will be awarded to the best applications regardless of location by formula, and HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) that meet the minimum number of cumulative AIDS Cases. For HOPWA, as a first priority, funding will be limited to programs located within the State's 126-county entitlement area.

Subject to availability of funds, and on a second priority basis, programs operating within the Atlanta and Augusta EMSAs may be eligible to receive GHFA HOPWA funds.

#### **NHTF**

NHTF priorities are to increase and preserve affordable housing for the extremely low-income households. As the NHTF program stipulates, our focus is to create affordable rental housing opportunities for individuals and households that are at or below 30% of the area median income (AMI). The NHTF allocation will be available for distribution throughout the State of Georgia. The NHTF funds will be awarded on a competitive basis to eligible Applicants that address the criteria outlined in the NHTF allocation plan, the NHTF NOFA, and the priority housing needs as identified in the State's Consolidated Plan and Annual Action Plan.

#### **How will the proposed distribution of funds address the priority needs and specific objectives described in the Consolidated Plan?**

The competitive process prioritizes funding in part to applicants that describe and document a significant health and safety need in their low- to moderate-income areas. As well as, to increase access to affordable housing; meet the need and continue to provide quality housing and housing related services; foster inclusive communities free of barriers to individuals underserved by existing housing programs and increase stable housing outcomes for homeless persons. This competitive process prevents DCA from predicting the ultimate geographic distribution of assistance but programs and activities have been developed to meet the needs identified in the Consolidated Plan.

### **CR-10 - Racial and Ethnic composition of families assisted**

**Describe the families assisted (including the racial and ethnic status of families assisted).**

#### **91.520(a)**

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

	CDBG	HOME	HOPWA	ESG
White	7,721	299	163	3,278
Black or African American	7,019	401	368	7,590
Asian	26	4	0	46
American Indian/ Alaskan Native	10	6	0	62
American Indian/Alaskan Native & White	4	1	0	0
Other	323	0	18	50
Hispanic	129	12	53	527
Not Hispanic	14,974	732	496	10,819
Total	15,103	744	549	11,346



## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Table 3 - Resources Made Available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Federal	\$44,864,404	\$33,304,850
HOME	Federal	\$25,127,255	\$15,277,949
HOPWA	Federal	\$3,199,756	\$2,598,221
ESG	Federal	\$41,494,121	
NHTF	Federal	\$3,318,674	\$3,318,674

### Identify the geographic distribution and location of investments

Table 4 – Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Narrative Description
Entitlement and Non-entitlement Areas within the State	49	Includes all areas within the State regardless of entitlement status
Non-entitlement Areas within the State	51	Jurisdictions that do not receive HUD entitlement funds

#### Narrative

In accordance with Table 4, the State will allocate 51% of the federally funded program allocations towards non-entitlement areas of the State and 49% of the funds may be allocated to entitlement and non-entitlement areas of the State. The competitive process prioritizes funding for those communities, for-profits, non-profits, subrecipients, Community Housing Development Organizations, and public entities that apply for funding during annual competition.

#### CDBG

For CDBG, funding is provided to eligible applicants (i.e., units of general local government), excluding metropolitan cities, urban counties, and units of government eligible to participate in the urban counties or metropolitan cities programs of the U.S. Department of Housing and Urban Development. Eligible applicants selected for funding will be those with applications that have most adequately addressed the needs of low- and moderate-income persons and that have the greatest impact on the benefiting population, measured by the cost per person and other criteria. The overall need of the community is also considered by assessing poverty and per capita income in comparison to other applicants.

#### HOME

The HOME Rental Housing Loan Program does provide a preference for properties located in rural areas of Georgia as part of the competitive application selection criteria. Applicants seeking HOME funds for use in conjunction with Federal Housing Credits also receive a competitive advantage if

the proposed property is located in a stable community that is defined as having low poverty rates and high-income residents.

**ESG/HOPWA**

For the ESG and HOPWA programs, the State does not anticipate any funding set-asides for specific geographic areas of Georgia. DCA will reserve a minimum of 65% of Federal funding to be spent within the DCA ESG Entitlement area, however, State funds will be awarded to the best applications regardless of location by formula, and HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) that meet the minimum number of cumulative AIDS Cases. For HOPWA, as a first priority, funding will be limited to programs located within the State's 127 county entitlement area. Subject to availability of funds, and on a second priority basis, programs operating within the Atlanta and Augusta EMSAs may be eligible to receive GHFA HOPWA funds.

**NHTF**

The geographic distribution priorities are consistent with the State's current consolidated plan of record. The NHTF funds will be awarded on a competitive process to applicants that address the criteria outlined in the allocation plan through DCAs [website](#).

## **Rationale for the priorities for allocating investments geographically**

The State does not assign funding allocation priorities based on a geographic method or dedicate a specific percentages or amounts of funding to particular targeted areas. However, the State does have criteria in its programs to ensure that program funds are distributed to meet the identified needs in different geographic areas of Georgia.

### **CDBG**

Under the CDBG program, the State does not anticipate any funding set-asides for specific geographic areas of Georgia. The CDBG Annual Competition does give bonus points to applicants proposing activities in an approved Revitalization Area Strategy (RAS) location. Depending on the competition, funding may not be allocated to these applicants except to the extent the bonus points assigned for these efforts affect the overall CDBG geographic distribution of funded projects. Funding is limited to jurisdictions that do not receive direct CDBG entitlement funds from HUD.

### **HOME**

Under the HOME Program, the HOME Multifamily Rental Program/Georgia Housing Credit Program has a 30% set aside for rural areas. Funds are not provided for projects to be carried out in HOME participating jurisdictions with three exceptions. A more balanced geographic distribution is implemented through the use of competitive factors such as points for proposed projects located in areas that have not had an award within a specified period of time. Additionally, DCA uses a complex set of Georgia public health demographic data to competitively encourage applications located in communities of opportunity that include factors such as proximity to transportation, good schools, jobs, and community resources.

### **ESG/HOPWA**

Under the ESG and HOPWA programs, the State does not anticipate any funding set-asides for specific geographic areas of Georgia. DCA will reserve a minimum of 65% of Federal funding to be spent within the DCA ESG Entitlement area, however, State funds will be awarded to the best applications regardless of location by formula, and HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) that meet the minimum number of cumulative AIDS Cases. For HOPWA, as a first priority, funding will be limited to programs located within the State's 127 county entitlement area. Subject to availability of funds, and on a second priority basis, programs operating within the Atlanta and Augusta EMSAs may be eligible to receive GHFA HOPWA funds.

### **NHTF**

The NHTF Allocation Plan states that the State does not assign funding allocation priorities based on a geographic method or dedicate a specific percentages or amounts of funding to particular targeted areas. However, the State does have criteria in its programs to ensure that program funds are distributed to meet the identified needs in different geographic areas of Georgia.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

### **CDBG**

The CDBG Program rewards local government and private sector leveraging commitments through the leverage score component of the rating and ranking system. A local cash match for all non-housing CDBG projects is required that is based on the type of project and the amount of CDBG funds received. For the FFY 2016 program year, the State received commitments for leveraged funds in the amount of \$143,365,482.

### **HOME**

HOME funds leverage private mortgages, grants, other federal programs, bond financing, and tax credits. Match for the HOME Program is met through a combination of cash from non-federal sources, fees, bond financing, and other sources such as donated land and labor.

The Low Income Housing Tax Credits (LIHTC) and the state's Georgia Housing Credits continue to be a major resource in the development and preservation of affordable rental housing in Georgia. These programs allocate both federal and state tax credits to qualified developers to build or rehabilitate multi-family rental housing units for low-income households. Additionally, this program is designed to encourage private investments to assist with reducing the size of the permanent mortgage, and rents are therefore affordable.

The HOME Program also rewards developers and communities that leverage DCA HOME funds through the Georgia Housing Credit Programs as well as through a specific competitive point category for leveraged funds.

The developments completed during this fiscal year were leveraged with \$395,823,700 of additional sources from both private sources, government sources as well as Georgia housing credit sources.

### **Georgia Housing Credit**

Unlike many states, Georgia has a state housing credit that matches the federal low income housing tax credit making more than \$22 million dollars of additional leveraged funds available over the ten-year credit period for all federal housing credit allocations as well as HOME multifamily rental awards.

### **Tax Credit Assistance Program (TCAP)**

The Tax Credit Assistance Program (TCAP) authorizes HUD to address financing gaps in eligible Low Income Housing Tax Credit (LIHTC) projects via a formula-based allocation to State housing credit allocation agencies. The housing credit agencies in each State shall distribute these funds competitively and according to their qualified allocation plan.

### **Housing Choice Voucher (HCV)**

The Housing Choice Voucher (HCV) program allows public housing authorities the opportunity to offer rental and utility assistance to meet the housing needs of qualified individuals and families seeking rental assistance subsidy.

**Shelter Plus Care Rental Assistance (S+C)**

Shelter Plus Care Rental Assistance (S+C) program provides permanent housing and on-going services for homeless persons with disabilities and their families. These disabilities may include but are not limited to serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases. Eligible clients can receive either sponsor-based or project-based rental assistance (with or without rehabilitation).

**811 Program**

The State of Georgia was awarded \$14.4 Million from HUD to provide long-term project-based rental assistance to persons with disabilities. The HUD 811 PRA grant will provide 484 units of housing that will be attached to new and existing tax-credit apartment developments around the state. This program expands DCA's inventory of housing resources through the Section 811 PRA Demonstration Program in furtherance of its commitment to provide integrated housing opportunities with support services to extremely low-income persons with disabilities and their families.

**Georgia Dream**

Georgia Dream First Mortgage program uses the proceeds generated from GHFA's issuance of mortgage revenue bonds. The program offers low interest rate loans to qualified low- and moderate-income homebuyers with modest assets. Except for targeted rural counties and some urban census tracts, borrowers must be first-time homebuyers.

**Homeless McKinney Funds**

The GHFA serves as a conduit for federal Homeless McKinney funds that DCA administers to local governments and private nonprofit organizations whose primary goal is to assist homeless persons.

**State Housing Trust Fund for the Homeless**

The State Housing Trust Fund for the Homeless (Trust Fund) augments this assistance with additional state funds for related assistance.

**National Housing Trust Fund**

The National Housing Trust Fund program was awarded \$3,318,674 to increase and preserve the supply of affordable rental housing for individuals and households at or below 30% AMI. NHTF program rewards developers that can provide Federal funding (in addition to NHTF) for at least 10% of the total development cost of the proposed project.

## FFY2015 HOME Match Summary

**Table 5 – Fiscal Year Summary - HOME Match Report**

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$ 352,521,211
2. Match contributed during current Federal fiscal year	\$ 47,906,322
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$ 400,427,534
4. Match liability for current Federal fiscal year	\$ 4,603,833
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$ 395,823,700

**Table 6 – Match Contribution for the Federal Fiscal Year**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
This report is submitted to HUD in a separate document								

**Table 7 – Program Income**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$ 2,264,879	\$ 9,731,293	\$ 1,535,479	\$ 0	\$ 10,460,801

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	54	0	1	18	0	35
Dollar Amount	\$ 40,542,143	0	\$54,800	\$658,911	0	\$39,828,432
Sub-Contracts						
Number	207	3	2	18	23	161
Dollar Amount	\$ 44,112,101	\$ 962,088	\$ 358,584	\$ 4,314,068	\$2,387,867	\$ 36,089,494
	Total	Women Business Enterprises	Male			
Contracts						
Number	54	2	52			
Dollar Amount	\$32,214,336	\$46,059	\$32,168,277			
Sub-Contracts						
Number	207	18	189			
Dollar Amount	\$52,439,908	\$2,770,042	\$49,669,866			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property</b> – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	10	0	0	0	0	10
Dollar Amount	\$20,127,000					\$20,127,000

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	10	\$6,183,700
Businesses Displaced		
Nonprofit Organizations Displaced		
Households Temporarily Relocated, not Displaced		

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Cost	\$0					

**Table 10 – Relocation and Real Property Acquisition**



## CR-20 - Affordable Housing 91.520(b)

The one-year goals vary by program. Some of the data in the following tables may overlap due to some programs quantify assistance by households while other programs quantify assistance by persons/individuals assisted. The numbers below represent the affordable housing provided, the number of homeless persons assisted and number of families served by income level. The HOME Program solely concentrates on the production and preservation of affordable housing.

In addition to the economic growth opportunities and community development activities, the CDBG Program offers housing assistance to the elderly and the disabled. The ESG and HOPWA not only offers outreach, shelter, homeless prevention and other supportive services, but the programs offer rapid re-housing and TBRA assistance for households or persons that are homeless or at imminent risk. The FY2016 goals below were based upon the anticipated completion numbers for projects in each of the categories. The FY2016 Actuals are the completions for the period of 7/1/2016-6/30/2017.

**Table 11 – Number of Households**

	<b>FY16 Goals</b>	<b>FY16 Actual</b>	<b>Source</b>
Number of Homeless households to be provided affordable housing units	873	1,250	ESG ONLY
Number of Non-Homeless households to be provided affordable housing units	664	1,193	NHTF: 96 HOME MF: 999 HOME SF: 73 CHIP/GA Dream: 16 CDBG Rehab: 9
Number of Special-Needs households to be provided affordable housing units	140	344	CDBG Elderly: 17 TBRA: 0 HOPWA: 325
<b>Total</b>	<b>1,677</b>	<b>2,787</b>	

**Table 12 – Number of Households Supported**

	<b>FY16 Goals</b>	<b>FY16 Actual</b>	<b>Source</b>
Number of households supported through Rental Assistance	993	1,575	ESG: 1,250 TBRA: 0 HOPWA: 325
Number of households supported through The Production of New Units	528	1,039	NHTF: 40 HOME MF: 999
Number of households supported through Rehab of Existing Units	105	155	NHTF: 56 HOME CHIP: 73 CDBG: 26
Number of households supported through Acquisition of Existing Units	51	16	HOME CHIP: 16
<b>Total</b>	<b>1,677</b>	<b>2,769</b>	

## CR-20 Affordable Housing Narrative

The first table list the goals by the type of population and the second table list the goals by the type of housing assistance.

The FY16 Annual Action Plan predicted assisting 1,677 households; in actuality, 2,769 households were assisted during this reporting period.

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The Georgia Department of Community Affairs exceed FY16 goals to provide new units of affordable housing and to rehabilitate homes. DCA did not meet the expected goal for providing down payment assistance. This is because DCA is no longer providing down payment assistance with HOME funds and has increased the assistance provided to Georgia homebuyers through non-federal funding sources.

**Discuss how these outcomes will impact future annual action plans.**

DCA will review the outcomes in the current CAPER and determine if the goals should be adjusted to increase the plan goals to more closely align with realistic outcomes.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

**Table 13 – Number of Households Served**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	14	463
Low-income	6	418
Moderate-income	6	183
<b>Total</b>	<b>26</b>	<b>1064*</b>

**\* The HOME Totals are from these numbers:**

<b>CHIP</b>	<b>MF</b>	<b>HOME Actual</b>
22	441	463
38	380	418
29	154	183
<b>89</b>	<b>975</b>	<b>1064*</b>

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**  
**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

The overall goal of reducing the number of unsheltered homeless was met; the number of unsheltered homeless decreased from 3,518 to 1,843 from 2015 to 2017. The Point in Time Count calculates that the Balance of State Entitlement reduced unsheltered homelessness by 47%, as of the 2017 count, compared to the 2015 count.

During the 2017 PIT count, the overall utilization rates for both Emergency Shelter and Transitional Housing were at 74% and 79% respectively for the Balance of State Entitlement. For emergency shelter, this is a 5% increase over the previous year. For transitional housing, this rate is 6% higher than the stated goal. This overall change indicates that training on the Housing First model has had a positive impact on utilization rates in the past year.

Permanent destination rates increased from 20% in 2016 to 36% in 2017 for emergency shelters. Permanent destination rates for transitional housing decreased from 67% to 45% indicating a need for technical assistance to the providers. Permanent destination rates for prevention projects were 99%. Permanent destination rates for rapid re-housing projects were 87%.

Increasing project participant income and access to mainstream benefits remains a challenge for ESG service providers. Recent data shows that only 14% of shelter clients increased income, 3% of street outreach clients, 8% of prevention clients, 14% of rapid re-housing clients, and 44% of transitional housing clients increased income over the course of project enrollment. This will be a focus for technical assistance across all providers.

Measuring income to accurately reflect the number of households with increased income in HMIS, has been a focus for technical assistance of the State, for programs that serve people who are homeless or have special needs. Technical assistance for reporting in HMIS was provided on an ongoing basis to ESG subrecipients. Collaborative Solutions provided technical assistance to HOPWA sponsors regarding reporting incomes in HMIS during both the December 2014 and February 2015 training sessions. Guidance was given on Program Specific Data Elements mandated by HOPWA- 4.2 and 4.3 being Income and Sources and Non- Cash Benefits respectively. Lastly, targeted TA was provided to Balance of State CoC recipients around measuring income in HMIS.

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

For each Street Outreach program, performance will be measured based on the following standards:

- An increase in the number of contacts with unduplicated individuals made during outreach.

- An increase in the percentage of households that access emergency shelter or transitional housing.
- An increase in the percentage of discharged households that access permanent housing.
- An increase in the percentage of households that increase cash and non-cash income during program enrollment.

#### DCA Objectives and Action Steps

- DCA anticipates Outreach services to provide services to 950 individuals during its next year.

In order to reach out to homeless persons (especially unsheltered persons) and assessing their individual needs, DCA will undertake the following:

- Implement DCA's harm reduction program for statewide implementation to ensure persons who are chronically homeless have the widest range of interventions available to them;
- Continue to provide technical assistance and peer support to assist street outreach programs to enhance operations. DCA acts as a facilitator when street outreach teams, find impediments to getting homeless people the services or resources they need such as Permanent Supportive Housing;
- Target Street Outreach to be strongly focused on street-based Engagement and Case Management that should lead to one goal that supporting homeless households in achieving some form of permanent and sustainable housing.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

For each Emergency Shelter program, performance will be measured based on the following standards:

- An overall bed utilization rate of 80%.
- The average length of stay of the households served should be no longer than 60 days.
- An increase in the percentage of discharged households that secure permanent housing at exit each year.
- An increase in the percentage of households that increase cash and non-cash income during program enrollment.

For each Transitional Housing program, performance will be measured based on the following standards:

1. An overall bed utilization rate of 80%.
2. The average length of stay for households served should generally be no longer than nine months. An increase in the percentage of discharged households that secured permanent housing at exit each year.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

\*Programs serving the chronically homeless, or chemically dependent clients, or shelters with

minimal barriers to entry may be held to different standards than programs providing other levels of assistance.

In addition, DCA will pursue the following overarching goals:

1. Provide housing necessary for Georgia's homeless to break the cycle of homelessness to provide housing to an estimated 13,000 homeless individuals (transitional and shelter) through implementation of Georgia's ESG Program
2. Provide decent affordable housing to an estimated 2,000 persons who would otherwise be living on the street or in shelters/transitional housing programs through implementation of the Rapid Re-Housing Program funded through Georgia's ESG Program
3. Continue to work with providers to increase the accessibility to the Rapid Re-Housing program for households with children throughout the State

Through the administration of the Balance of State (152 County) Continuum of Care Plan, DCA will continue to monitor the housing stability of CoC funded transitional housing providers and provide technical assistance to agencies that fall below 70% housing stability (clients leaving transitional housing that move to a permanent destination)

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

- Continue to educate DCA Grantees in the housing first model and encourage them to prioritize Rapid Re-Housing funds towards ending homelessness
- Provide technical assistance in the implementation of Outreach and Rapid Re-Housing grants towards increasing the number of homeless households served
- Target Prevention dollars to communities that are able to demonstrate most need
- Through the use of HMIS data, continue to monitor the length of time households are homeless, and then establish targets for agencies to assist households into permanent housing
- Continue DCA's research into recidivism, and establish further research to assist agencies at a program level towards reducing the level of recidivism
- Continue DCA's long term goal of increasing utilization of Permanent Supportive housing units by 5% each year

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

DCA continues to evaluate policies across the State in order to help low-income individuals and families to avoid becoming homeless, especially extremely low-income individuals and families who are being discharged from publicly funded institutions and systems of care, such as healthcare facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions. Currently, all ESG sub-recipients are required to follow HUD eligibility guidelines regarding individuals and families being discharged from institutions to receive homeless services. Through the work with the Georgia Interagency Homeless Coordination Council and collaboration with particular agencies, the Council has worked on several initiatives to minimize the discharge of individuals from institutions into homelessness. The council includes representation from the Department of Corrections, State Board of Pardons and Parole, Department of Behavioral Health and Developmental Disabilities, and the Department of Community Health. In addition, DCA collaborates with both the Department of Corrections and the Department of Behavioral Health and Developmental Disabilities on two projects designed to transition individuals into the community from institutions. Planned actions for the next year are as follows:

- DCA will work with health agencies this year to develop formal policy that will promote appropriate discharge planning efforts to prevent being discharged from health care facilities to the shelters or street
- DCA will continue to provide permanent supportive housing options for placement in community based placement options. Shelter Plus Care is a resource only for individuals who meet HUD eligibility criteria for admission into the program
- DCA will implement the 2013 and 2014 HUD Section 811 Project Rental Assistance Grants in order to provide project based rental assistance for 484 units of permanent supportive housing in tax credit developed properties. This Section 811 PRA program will target extremely low income persons covered by the Settlement Agreement or the Money Follows the Person Program initiatives
- DCA will continue to work to assist DBHDD in the implementation of the Transitional Action Plan, the newly developed process to promote appropriate discharge planning efforts to prevent persons in mental health facilities from being discharged to the shelters or street.
- DCA will continue to partner with the State Board of Pardons and Paroles, and the Department of Community Supervision in the joint implementation of the “Re-Entry Housing Partnership” (RHP) program, with efforts this next year to expand RHP.

**CR-30 - Public Housing 91.220(h); 91.320(j)**

The State of Georgia does not operate any public housing units directly nor receive any funding to do so. The State does review the Annual and Five-Year Plans of public housing authorities throughout the state to determine consistency with Georgia's Consolidated Plan and issues certifications to these authorities upon request documenting this fact.

**Actions taken to address the needs of public housing**

No actions are planned by the State to specifically address the needs of public housing residents to the exclusion of other classes. These residents are eligible to participate in any of the ongoing programs of the State based upon their eligibility as determined by program regulations.

**Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

Public housing residents are eligible to participate in the homebuyer programs offered through DCA and its sub-recipients as long as they meet all eligibility criteria. The State plans no actions on its part to involve these residents in management but encourages the various public housing authorities within the state to do this.

**Actions taken to provide assistance to troubled PHAs**

The State agency monitors the performance of existing PHAs and provides technical assistance to troubled PHAs throughout the state.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

Fair housing exists at the center of DCA's work. As an agency, our mission is to collaborate with communities to help create a climate of success for Georgia's families and businesses. To achieve this partnership laid out in our mission; DCA must both hear from stakeholders and provide guidance through information sharing, training, and oversight. Further, to create the climate of success described in our mission, DCA works to increase access to areas of opportunity, partner across Georgia to grow and achieve local visions for strong communities, and foster inclusive communities free of barriers to individuals underserved by existing programs.

The Analysis of Impediments to Fair Housing Choice submitted to HUD on March 31, 2016, guide these collaborations. DCA is now in the process of developing a Fair Housing Action Plan for the implementation of activities in response to the AI within non-entitlement areas of the State to increase awareness, outreach, and education throughout Georgia.

These sections will highlight different areas of DCA's work to achieve fair housing goals and conclude with a more comprehensive list of fair housing actions. The activities conducted by DCA across the different categories described below include research; outreach; partnerships; training; oversight and monitoring; and other efforts towards providing access to opportunity, encouraging concerted revitalization efforts, and mitigating barriers to fair housing.

In Georgia, all nine of the state's homeless program regions, called Continuum of Care, conducted a count of individuals and families who are homeless in their respective jurisdictions. In accordance with HUD guidelines, for the 2017 Point in Time Count, Continuum of Care used the following categories to define homelessness:

1. Literally Homeless
  - a. Sheltered Homeless – lives in emergency shelter, transitional housing for homeless persons, or a hotel or motel with the stay being paid for by an organization
  - b. Unsheltered Homeless – lives in a car, park, abandoned building, encampment, dilapidated building, on the sidewalk, or similar location
2. Imminently Homeless – is facing loss of housing within two weeks, has no subsequent residence identified, and lacks the resources or support networks needed to obtain other permanent housing
3. Other Homeless – is in jail, a hospital, or a detox program, but would otherwise have been homeless

Of the 10.3 million Georgians, there were 10,373 homeless citizens on the night of the Point in Time Count. Of the homeless citizens reported on record 3,692 were unsheltered homeless, and 6,681 were sheltered homeless.

People with special needs are the most vulnerable subset of the homeless population. Ten percent (10%) of the people who are homeless are chronically homeless, meaning that they have a disability and have been homeless for one full year or longer, or have experienced multiple occasions of homelessness in the past. Moreover, 6.4% of Georgia's homeless



population are veterans, which is directly proportionate to the 7% of Georgia's overall population are veterans.

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Georgia has a strong commitment to making decent affordable housing available to all residents. There are many programs established to meet a significant portion of the housing needs throughout the state.

The final AI can be reviewed at

<http://www.dca.ga.gov/communities/CommunityInitiatives/programs/ConsolidatedPlan.asp>.

DCA is in the process of creating effective policy changes that will set standards and best practices for Georgia's non-entitlements/subrecipients which affirmatively addresses compliance with Section 504, ADA, Section 109, Title VI, Limited English Proficient (LEP) services and processes to affirmatively further fair housing marketing. DCA anticipates coordination with jurisdictions, organizations and various media outlets to develop procedures that will enhance the State's outreach capacity.

However, while we are still working through this process, DCA continues to make efforts to show meaningful access to all programs and activities that we administer. To eliminate the affordable housing barriers, the State will continue to meet the needs of families requiring the federal programs offered. Those steps include, but are not limited to the list below:

- Collaborate with the other state agencies to address the needs of individuals with developmental disabilities to eliminate the barriers to accessing affordable housing opportunities;
- Promote homeownership awareness and collaborate with a number of housing counseling agencies that work with specific non-English speaking populations;
- Collaborate with nonprofit agencies, lenders, and mortgage insurance companies who offer borrowers an opportunity to reduce cost and become successful homeowners;
- Provide funding homebuyer education and foreclosure mitigation counseling, including ensuring access to individuals of limited English proficiency;
- Provide educational opportunities to communities throughout the state working to address housing issues through the Georgia Initiative for Community Housing by partnering with the University of Georgia, the Georgia Municipal Association, as well as funding partners, including Georgia Power;
- Partner with housing developers and local governments to create aesthetically built homes that are decent and affordable;
- Develop and implement policies in the Qualified Allocation Plan that both encourage the development of affordable housing units in communities of opportunity and strengthen

- revitalization efforts in developing communities;
- Require developers to create and maintain an Affirmatively Furthering Fair Housing Marketing Plan identifying potentially underserved local populations and efforts to market to those constituencies and document a process to inform potential program participants of their fair housing rights;
- Include a fair housing component in all grantee, developer and property manager trainings;
- Update CDBG applicant and recipient manuals as needed in the areas of Civil Rights/Fair Housing Equal Opportunity (FHEO), providing details on the following topics: 1) Section 3; 2) Affirmatively Furthering Fair Housing; 3) Section 504; and 4) Limited English Proficiency (LEP);
- Update CDBG recipient monitoring forms as needed in the areas of Civil Rights/Fair Housing Equal Opportunity (FHEO) in order to improve oversight of sub-grantee compliance by DCA;
- Provide incentives for sub-grantees to participate in DCA programs that encourage responsible development, housing and land use practices, such as DCA's PlanFirst program or the Georgia Initiative for Community Housing (GICH).

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

- **DCA and Olmstead Planning for Supportive Housing for Persons with Disabilities**  
Since the last reporting period, DCA received a Housing and Urban Development, HUD Section 811 Project Rental Assistance, PRA, and Demonstration Grant. This award will fund 134 units of supportive housing for these two designated disability populations. The amount of this award was \$4.1 million. To further develop capacity under this Section 811 initiative, DCA applied for a second round of funding and received an additional award of \$10.1 million which will produce another 350 units. Planning and implementation of this program has continued and is expected to provide permanent housing placement for individuals with disabilities to be served under the provisions of the Department of Justice Settlement Agreement and the Department of Community Health's Money Follows the Person Demonstration Project.
- **Rental Housing Availability**  
The Georgia Housing Search website is provided to offer real-time assessment of affordable unit availability. The State continues to promote this tool to connect those needing housing with the knowledge of where and how many affordable rental units are available. The Qualified Allocation Plan policies, which guide the allocation of Housing Tax Credits and HOME funds to build multifamily housing developments, strive to site this housing in communities of opportunity
- **Expanding Affordable Housing for Local Governments and Non-Profit Organizations**  
The CDBG program also continues to assist homeowners through its Annual Competition. In order to be sure local communities are aware of this opportunity, DCA holds an annual applicants' workshop in order to inform local governments of the "best

practices" needed in order to submit a competitive application for homeowner assistance and for other neighborhood revitalization activities such as removal of slum and blight.

- **Limited English Proficiency/ Language Access Plan (LAP)**  
Limited English Proficient (LEP) persons are individuals who do not speak English as their primary language and who have a limited ability to read, write, speak, or understand English because of their national origin. An LEP individual may also need documents written in English translated into his or her primary language so that person can understand important vital documents pertaining to the State's federally funded programs, activities, and services. The State has completed a Language Access Plan (LAP) that identified 46 counties and 93 cities as containing LEP populations exceeding the HUD safe harbor threshold requirements. Future actions will require the following but limited to: staff to be trained on the LEP Guidance and the LAP; including specific provisions for training staff who are responsible for monitoring the non-entitlement/subrecipients; a list of vital documents to be translated for non-entitlement/subrecipients; translating information that details services and activities provided to households or persons assisted; developing community resources, partnerships, and other relationships to help with provisions of language services.

#### **Actions planned to foster and maintain affordable housing**

The State coordinates with other interagency meetings to plan and review collaborative efforts related to housing. Additionally, the State sends out email blasts and Constant Contact notices for upcoming events held with different stakeholders

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The State continued to collaborate with other state agencies and other external stakeholders to develop and to coordinate lead-based paint hazards strategies and monitor the grantees to ensure compliance with the HUD lead-based paint regulations. According to the HUD IDIS Lead Based Paint Report, the State's accomplishment consisted of 16 abatements, 31 visual assessment and paint stabilization and 3 other actions required by local/state codes through the four federal programs. Additionally, the State provides homeowner awareness and education by referring funding recipients with the lead-based paint regulations of the EPA and those enacted by the State, including the licensing requirements for rehabilitation assistance.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The State continues as a partner on the Governor's Workforce Investment Board's (WIB) Coordinating Council that assesses job seekers skills to provide them with the certification needed to create job profiling for businesses economic development opportunities. The CDBG set-aside funds for the Employment Incentive Program awards grants that directly promote employment and creates new jobs designed to lift families out poverty. The Redevelopment Fund Program provided local governments access to flexible financial assistance to locally initiated public/private partnerships to leverage investments in commercial, downtown, and industrial redevelopment and revitalization projects that might not proceed otherwise due to the number of challenges to be overcome.

The State assisted cities, counties, and development authorities through the State Downtown Development Revolving Loan Fund, which provided financing to fund capital projects in core historic downtown areas and adjacent neighborhoods where the loans are expected to spur commercial redevelopment. The Opportunity Zone Program offered state job tax credits of up to \$3,500 per job created to new or existing businesses that create two or more jobs. The credits can be applied to the businesses' income tax liability or state payroll withholding.

The Appalachian Regional Commission provided funds for community and economic development in 37 counties in Georgia and worked to promote and preserve the cultural identity unique to the Appalachian Region of the United States.

Developers working with the HOME Program during this reporting period awarded twenty-three (23) construction contracts to Section 3 businesses, which in turn promoted the training of eighteen (18) and employment of three (3) new Section 3 residents.

Developers working with the CDBG Program during this reporting period awarded eight (8) construction contracts to Section 3 businesses, which in turn promoted the training of three (3) and employment of nine (9) new Section 3 residents.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The largest challenge in the institutional delivery system for many communities is one of resource constraints. Ultimately, 159 counties and 702 local governments in Georgia must be covered by a limited number of staff members. The State is seeking ways to expand the different options available through technology to meet this challenge while strengthening the institutional structure that exists in communities across Georgia. To this end, DCA continues to reach out to communities through trainings, workshops, listening sessions, public forums, webinars, outreach teams, surveys, and radio and newspaper ads.

As an example of such efforts, the State adopted Minimum Standards and Procedures for Local Comprehensive Planning. Overall, incentives to develop, maintain, or improve affordable housing vary widely through the State and is typically affected by local policies over which the State has little control. The purpose of the Minimum Standards and Procedures is to provide a framework for the development, management and implementation of local comprehensive plans at the local, regional and state government level. Each local government in the state is required to have an approved comprehensive plan in order to maintain that government's eligibility for a variety of state-administered financial assistance programs (regardless of whether those programs make use of state or federal dollars).

Specifically, DCA strongly encourages "non-entitlement" communities to adopt the comprehensive plan Housing Elements that are required for Community Development Block Grant Entitlement Communities. Items addressed in a Housing Element (as specified in rules adopted by the Board of the Georgia Department of Community Affairs) provide detailed analysis and evaluation of the adequacy and suitability of existing housing stock to serve current and future community needs. The list includes the following: housing types and mix,

condition and occupancy, local cost of housing, cost-burdened households in the community, jobs housing balance, housing needs of special populations, and availability of housing options across an individual's life cycle. A Community Work Program is developed and submitted which lists the activities that will address any identified needs or opportunities.

Following are some activities that were undertaken during the program year to address gaps in housing and services for the homeless:

- In tandem with the Balance of State Continuum of Care, DCA is currently incorporating elements of the Federal Strategic Plan through the use of state funds to support projects that implement programs serving persons who are chronically homeless.
- DCA is currently implementing its harm reduction program for statewide implementation to ensure persons who are chronically homeless have the widest range of interventions available to them.
- DCA continues to work with providers to build on the successful implementation of the Homeless Prevention and Rapid Re-Housing Program for households with children throughout the state. In addition, all DCA funded agencies are required to set goals targeted toward ending homelessness as quickly as possible and connecting families with mainstream services. DCA will continue to provide focused training and technical assistance to shelter and housing providers on the rapid re-housing model.
- Through the State Interagency Council on Homelessness, DCA works to decrease the number of homeless families statewide through state agency partnerships and policy change.
- DCA will also further data analysis begun in tracking the length of stay and in reoccurrence studies in order to assess systematic and programmatic barriers to families moving out of homelessness and link performance to funding and the rating of projects (where appropriate).

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The State has continued to take steps to collaborate with other government agencies, nonprofit organizations, housing developers, financial institutions, foundations and other providers to create effective solutions to the housing needs. The State participates in various forums, meetings, focus group discussions, and seminars across the region to address affordable housing, homelessness or the housing issues of special needs groups.

Additionally, the State leads the Georgia Interagency Homeless Coordination Council to address the issues concerning ways to end homelessness. The State actively participates in the planning efforts with several agencies throughout the state, including but not limited to with the following: Mental Health Planning Advisory Council, Georgia State Trade Association of Not-For-Profit Developers (GSTAND), Association County Commissioners of Georgia (ACCG), Georgia Municipal Association and the University of Georgia's Housing and Demographics Research Center, Metro Atlanta's Regional Commission on Homelessness, DBHDD Coordinating Council, the Governor's Office of Transition Support and Reentry, Georgia Council on Developmental Disabilities, Georgia Rural Development Council, Conserve Georgia, and OneGeorgia Authority.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

In April 2017, DCA staff created clear pathways forward for DCA to serve Georgia's fair housing needs, mitigating impediments to fair housing choice, as identified in the 2016 Analysis of Impediments. Those impediments that required cross-division action are summarized in the table below.

Recipient	Subject	Partner	Impediment
Landlords and property managers/ owners who are participating in DCA's Housing Programs throughout the state	Fair housing law and policy, focusing on race and disability discrimination		Priv. 1.1
	Fair housing, Section 504 and ADA law for landlords and property managers, focusing on law's requirements and common misconceptions about those requirements.		Priv. 2.1
	Making units in communities of opportunity available to persons with HCV		Pub. 4.1
Black and Hispanic home loan applicants	Black, Hispanic, and female home loan applicants are denied more frequently. Financial management: Credit and ways to build and maintain good credit.	Housing counseling agencies, home buyer education entities, other partner organizations like GSFC	Priv. 3.1
Female home loan applicants			Priv. 4.1
New and existing lending partners with DCA throughout the state, including Georgia Dream lenders, lenders on DCA's lender advisory board	Disparate impact related to differing lending rates by gender and share the results of the AI; disparate impact of lending practices and differential loan rates and gender		Priv. 4.2
	Supreme Court decision on disparate impact as it relates to race and ethnicity and the possible effect on lending laws and regulations; any assessments that those lending institutions may offer to identify sources of discrepancies in loan denial rates.		Priv. 3.2
Housing providers and consumers	Fair housing	Local public housing agencies and non-profit and civic organizations	Priv. 6.1

(5.1 focusing on rural areas of the state)		Local government agencies, sub- recipients, or grantees of DCA funding and PHAs	Pub. 5.1
Fair Housing Month	Fair housing law and policy		Priv. 6.2; Pub. 2.2
Local government agencies, sub recipients or grantees of DCA funding, and PHAs	Keeping public officials throughout the state apprised of ongoing changes to fair housing law and policy.		Pub. 2.1
	Data and information on the impact of NIMBYism outlining the implications of the recent Supreme Court decision in Texas Department of Housing and Community Development v. Inclusive Communities Project for the development and placement of affordable housing units		Pub. 3.1

Independently, the CPD programs also incorporated information, training, and outreach on fair housing choice in their programming. These program-specific actions are listed below.

### ESG and HOPWA

Fair housing strategies were discussed in the 2017 DCA ESG and HOPWA Application workshops:

- Webinar: 3/16/17
- Lawrenceville: 3/14/17
- Macon: 3/13/17
- Valdosta: 3/15/17

### CDBG

#### CDBG Applications

- As a “Basic Compliance Rule,” CDBG applicants are expected to address FHEO.
- The applicants must certify that they will “affirmatively further fair housing”
- Applicants must obligate to take some sort of action to affirmatively further the national goal of fair housing
- Applicants are directed to a listing of possible actions to affirmatively further Fair Housing (see pages 34-39 of the CDBG 2017 Applicants’ Manual)
- Applicants are provided HUD notice regarding Affirmative Furthering Fair Housing in the CDBG program (Appendix N in the Applicants’ Manual)
- As a portion of the CDBG application review process, applicants are checked to see if they have addressed FHEO requirements/activities

### ***CDBG Recipients***

- As a condition of award, CDBG Recipients must certify that all activities will be conducted in accordance with FHEO
- Recipients must obligate to take action to affirmatively further the national goal of fair housing
- DCA has developed a Fair Housing Checklist which is completed by the DCA CDBG Program Representative as part of the project review process. The CDBG Recipient is provided a copy of the checklist. The Fair Housing Checklist was updated and strengthened in September 2016.
- Recipients are instructed how to document FHEO activities and Resources available for further guidance
- Recipients are provided with Fair Housing Advertising requirements (see Recipients' Manual, 2016, Appendix 2, Section XVII)

### ***CDBG Workshops***

- Presentations – Both the annual Recipients' (November) and Applicants' (December) Workshops include FHEO Sessions.
- Specialized Presentations – presented by DCA staff at workshops, including training regarding civil rights laws (protected classes), handicap accessibility (delivered by the State of Georgia's ADA Coordinator) and Language Access Plan (LAP) requirements (delivered by DCA 504 Coordinator).
- CDBG Applicants/Recipients are provided Manuals which include FHEO requirements/regulations and DCA expectations

### ***DCA Main Office CDBG Compliance staff***

- Assist, as-needed, grant recipients and grant administrators in resolving FHEO related questions and/or provide FHEO guidance
- Attend DCA in-house training
- Assists, as needed, with formulation/revision to CDBG FHEO policy and/or practices

### ***Estimated Resources Provided***

- Monitoring of sub-grantees
  - Direct and indirect costs of each site visit is \$710
  - Two site visits per award address FHEO—startup and Fair Housing monitoring
  - Annual competition awards made in 2016 (year of CAPER under review)—84
  - Total cost of above--\$119,280 per year
- Two CDBG/ workshops during the CAPER year under review
  - Hard costs for printing of \$6,056.39 at a pro rata share of 11%\*--\$666.20
  - Total staff costs of \$9,354.15 at a pro rata share of 11%\*-\$1,028.96
- Share of CDBG costs for preparation of the AI--\$13,915
- Total estimated resources
  - \$120,975.16

\*The 11% pro rata share was applied to total printing costs for the two workshops and to the total staff costs (estimated based average payroll). The 11% estimate is based on the total



number of hours sessions were devoted to FHEO divided by the total number of hours devoted to all sessions.

### ***Trainings***

- DCA conducted a Community Development Block Grant (CDBG) Recipients' Workshop (now broadened and renamed the DCA Fall Conference) on November 1-2, 2016 and a CDBG Applicants' Workshops on December 7-9, 2016. At these workshops, information was presented on FHEO, Section 3, and Section 504 compliance. DCA's Director of Legal Services presented on the federal requirements to Affirmatively Further Fair Housing and updated participants on DCA's efforts to develop a Language Access Plan policy at the Applicants' Workshop, December 7-9, 2016.

### ***Removal of Barriers to Fair Housing***

- Allowed CDBG applicants that participate in the Georgia Initiative for Community Housing (GICH) or PlanFirst to apply for CDBG funding every year provided certain timeliness and activity requirements have been met. This encourages communities to prepare comprehensive plans and address their affordable housing issues.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

### **HOME Monitoring**

DCA has established standards and procedures for monitoring the federal funded housing and community development activities. These standards and procedures ensure long-term compliance with the applicable regulations and statutes. These include compliance reviews of applications, monitoring during project implementation and formal procedures for closing projects. DCA reserves the right to conduct a compliance review at any time during the term of the grant.

DCA conducts homeownership and homebuyer monitoring prior to the loan closing, during construction/rehabilitation, and throughout the period of affordability for all the State programs. During the planning stage and construction phase, DCA reviews the projects to ensure the applicant meets all the applicable accessibility requirements. During the pre-construction conference, the owner will receive a complete package of HOME compliance materials and information on training opportunities.

All HOME rental developments receive on-site management review and physical inspection on an ongoing basis. Written reports are compiled and distributed that summarized the four major areas of the monitoring visit: quality of housing and service, financial statements, recordkeeping and files, adherence to program policies and procedures as detailed in 24 CFR Part 92.

### **Rental Housing Monitoring**

DCA monitors each property for compliance in accordance with its executed Land Use Restriction Agreement (LURA). To facilitate this monitoring process for the state's HOME-financed rental housing programs, the State will sponsor a compliance training seminar for HOME program participants at least once annually, including such topics as: tenant applications, income limits, rent limits/utility allowance, income verifications, annual income and assets, income certifications/re-certifications, leases, occupancy status reports, annual reports, and the responsibilities of property owners.

The property owners are required to complete the Georgia HOME Annual Owner Certification (AOC) each year validating the subject property meets compliance with all appropriate federal and state regulations. The owner submits a copy of the annual certification to DCA beginning in the first year after the first building is placed in service. The new HOME rule also requires DCA to review the financial condition of each HOME rental project at least annually to determine the continued financial viability of the project and take corrective action if needed. This annual owner certification and financial review will continue throughout the period of affordability, compliance period, or the term of the loan, whichever is longest.

### Property Inspections

In the past, DCA conducted site visits annually for multifamily properties with five (5) or more units. Under HUD's new HOME rule, the property monitoring standard is going to change. On-site inspections must be completed no later than 12 months after project completion, which is usually after the last building has been placed in service, and at least once every three years thereafter. DCA will evaluate each property and determine, based upon their past performance and current financial reviews, the appropriate schedule for on-site visits. HUD's minimum requirements under the new HOME rule will be met for all properties but more frequent on-site reviews will be scheduled for those properties determined to be higher risks. For all projects where funds are committed after the effective date of the 2013 Final HOME rule, DCA intends to charge a reasonable monitoring fee to the owners during the period of affordability.

### Georgia Dream Homeownership Program Monitoring

DCA's compliance underwriting decision is based on, but is not limited to, a review of the documentation in the underwriting package for satisfactory program compliance. DCA reviews the lender's credit underwriting process before issuing an approval and commitment to purchase the loans. Packages will be reviewed to determine that the lender has properly applied DCA's underwriting standards to determine the proposed amount of the down payment assistance to be provided to the borrower.

The lender's underwriting package must include ownership interest documentation, household annual income source documentation and acquisition cost certification, recapture disclosure and acknowledgement provisions, appraisal, lead based paint and environmental checklist, subsidy layering documents, and homebuyer counseling certification.

All homebuyers are contacted annually throughout HUD's period of affordability to ensure they are in compliance with the principal place of residence requirement.

### Community HOME Improvement Program (CHIP)

DCA continually monitors each State Recipient and Sub-recipient's progress in carrying out their program activities. DCA issues notices to any State Recipient or Sub-recipient that is significantly behind on the program's implementation schedule described in the program description.

As a part of DCA's pre-set up process, recipients must submit verification of income, property ownership, owner occupancy, property type and value, property standards, loan and grant documentation, construction documentation, environmental screening, reconciliation of CHIP checking account, source documentation for all invoices and other financial management review.

In addition, DCA monitors the following federal requirements:

- a) Subsidy Layering – DCA conducts a subsidy layering review at the time of project set- up.

Prior to approving the setup of a project, proposed source of funding is examined and cost reasonableness is determined.

b) Environmental Review – DCA requires each State Recipient and Sub-recipient to submit a site-specific environmental assessment review for all proposed project sites prior to approving a set up. The level of review required is predicated upon the type of activity proposed, but at a minimum will include historic preservation, lead-based paint, wetlands, floodplains, site and neighborhood, and toxic sites. The pre-set up process allows DCA to monitor the clearance of environmental concerns prior to the commitment of HOME funds for that activity.

c) Uniform Relocation Act – Compliance with acquisition and relocation requirements is monitored during the pre-set up phase of the project. State Recipients and Sub-recipients, when proposing down payment assistance activities, are monitored to ensure the property is acquired properly and does not trigger relocation requirements. Owner occupied rehabilitation is not eligible for relocation assistance under CHIP; however, if the level of work requires the family to temporarily vacate their residence, the state recipient or sub-recipient is responsible to cover relocation expenses. DCA monitors the recipient's process for relocating the affected families.

d) Other Federal Requirements – DCA requires State Recipients and Sub-recipients to submit policies and procedures that document the recipient's process for compliance. Recipients are required to provide complete details of their contracting requirements, rehabilitation standards, Minority Business Enterprise and Women Business Enterprise Outreach Plan, Affirmative Fair Housing Marketing Plan, and Section 3 Plan. These requirements must be cleared prior to DCA entering into an agreement to commit funds to the recipient.

Upon the expenditure of all funds and the completion of all CHIP projects by the State Recipient or Sub-recipient, on-site monitoring is conducted prior to each grant being closed out. This monitoring involves interviews with the program managers and grant administrators, if applicable, and a review of the policies and procedures they employed to carry out the program. HUD HOME monitoring checklists are completed to document the findings and samplings of files are reviewed to ensure that everything was done correctly. In the event any issues of concern are found, these are detailed in the grant closeout letter.

During this reporting period of July 1, 2016-June 30, 2017, a total of 20 State Recipients and Sub-recipients received on-site CHIP monitoring visits as part of the grant closeout process.

### **ESG Monitoring**

In accordance with program regulations, all of the State's ESG sub-recipients will have an on-site review of their homeless housing and/or service programs. Program monitoring is an ongoing process of reviewing a sub-recipient's performance in meeting goals, identifying program deficiencies, and enhancing management capacity through technical assistance or other corrective actions.

The Department of Community Affairs (DCA)/Housing Trust Fund (HTF) and/or its assigns, will review the

performance of each ESG sub-recipient in carrying out its responsibilities whenever determined necessary, but at least annually. Current DCA policy requires an initial on-site visit to each new sub-recipient. In conducting performance reviews, DCA staff will obtain financial and programmatic information from the sub-recipient's records and reports and, when appropriate, organizations that they sub-contract with in the administration of this program. Additional information will be obtained from onsite monitoring and electronic data sources. Where applicable, the DCA may also consider relevant information pertaining to the sub-recipient's performance gained from other sources, including application for funding, reimbursement requests, audits and annual reports. Reviews to determine compliance with specific requirements of the ESG program will be conducted as necessary, with prior notice to the sub-recipient.

If it is determined that the sub-recipient, or one of the organizations that it sub-subcontracts with, has not complied with an ESG program requirement, DCA will give the ESG sub-recipient notice of this determination. The sub-recipient will have the opportunity to demonstrate, within the time prescribed by the DCA and on the basis of substantial facts and data, which they have complied with ESG requirements.

Remedial actions and sanctions for a failure to meet an ESG program requirement will be designed to prevent a continuation of the deficiency; mitigate, to the extent possible, its adverse effects or consequences; and prevent its recurrence. If the sub-recipient fails to demonstrate to the DCA's satisfaction that the activities were carried out in compliance with ESG program requirements, the DCA will take one or more of the following remedial actions or sanctions, a reduction of current funding amount, cancellation of existing program participation agreement, repayment of funds, conditions placed on future allocations.

### **HOPWA Monitoring**

DCA monitors each project sponsor's participation in the program to ensure compliance with program regulations promulgated by HUD at 24 CFR, Part 574 for HOPWA programs designed to benefit persons with HIV related needs. Effective oversight and monitoring recipients is an important function of DCA.

Efforts connected with HOPWA continue to be strengthening existing programs through, in part, diversification of housing programs within sponsor agencies, and renewed and targeted monitoring efforts. Project sponsors receiving HOPWA funding, will receive an on-site monitoring visit each contract year. After each monitoring visit is complete, DCA will send each HOPWA project sponsor correspondence documenting findings and/or concerns, project accomplishments, areas of deficiencies and technical assistance needs. These areas are highlighted in the report and serve to confirm issues discussed during the on-site monitoring review process and to give sponsors notice of deficient areas requiring attention.

DCA relies upon thorough application review and reimbursement of funds expended in lieu of advancing funds. Desk audits are often performed at DCA to test compliance. On-site monitoring, therefore, is largely limited to eligibility of beneficiaries and a comparison of program records with the programmatic claims of the applicant.

### **CDBG Monitoring**

To insure that each recipient of CDBG funds operates in compliance with applicable federal laws and regulations, DCA conducts frequent on-site monitoring of every grant award. The on-site monitoring includes review of beneficiary documentation, financial records, construction progress and all CDBG

Compliance areas (a total of 17 monitoring topics).

DCA follows a monitoring strategy that closely reviews government activities and provides extensive technical assistance to prevent compliance problems. Pre-funding site visits were made to each potential grant recipient. Once grants were awarded, staff conducted an initial “start-up” visit to assess the capacity and needs of each recipient. In addition, all recipients were requested to attend a workshop that provided extensive technical assistance and received a guidance manual to utilize for implementing their projects.

During the Program Year ending June 30, 2016, CDBG Program Representatives conducted 657 site visits. In addition, DCA updated its CDBG Environmental Review checklist, its Fair Housing Equal Opportunity Review checklist, and its Labor Standards checklist in order to more thoroughly monitor recipients’ use of CDBG funds.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The State's CDBG program objectives remain unchanged; however, administrative procedures are updated on a regular basis in a process of continuous improvement. Feedback is received on a regular basis from local governments, local government staff, grant administrators and citizens via public hearings and "listening sessions" at workshops. This feedback assists the State's CDBG program in meeting HUD program requirements and in meeting local objectives through the State's Method of Distribution (MOD). The State's MOD emphasizes meeting the health and safety needs of low- to- moderate-income people.

The program activities and strategies are making a statewide impact and are improving the living conditions and economic opportunities of Georgia's low- and moderate-income families. The quality of life is improved for many citizens by eliminating contaminated water supplies, providing fire protection, eliminating threats to health via sewer overflows, eliminating flood hazards, and providing decent safe and sanitary housing. Large number of persons, some 15,000+ this program year, benefiting from the program, evidences the program impact.

Currently, no barriers have been identified that may have a negative impact on fulfilling the program's strategies and overall vision other than the availability of adequate funding to meet all identified needs.

The grant program is operating within the parameters established by HUD and is meeting National Objectives.

With minor exceptions, program activities remain on schedule. Some 650 on-site monitoring visits during the program year assist communities in remaining on schedule. Unforeseen scheduling difficulties may include weather-related delays, easement acquisition activities, the time required for infrastructure design, etc.

All grant disbursements are made in a timely manner and in accordance with program regulations. Numerical goals identified in the current Consolidated Plan are either ahead of schedule or substantial progress is being made. Note that goals are difficult to project due the State's HUD- approved MOD that allows local governments to assess their own needs and submit proposals based on a set of criteria as outlined in the MOD.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

This Jurisdiction does not have any open Brownfields Economic Development Initiative (BEDI) grants.

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

[Insert table of HOME Inspections here]

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

The Affirmative Fair Housing Marketing Plan (AFHMP) guides HUD's effort to ensure that prospective funding recipients will follow the Affirmative Fair Housing Marketing Regulations found in the Code of Federal Regulations (section 24 CFR 200.600, Subpart M). This requires each applicant to develop, and put in place an affirmative program that will attract potential consumers or tenants of all minority and non-minority groups within the housing market, regardless of race, color, religion, sex, national origin, disability, or familial status. The purpose of such programs is to provide services designed to affirmatively further the fair housing objectives stated in Title VIII of the Fair Housing Act.

The State required each applicant to have his or her affirmative fair housing marketing policies approved as a condition to receiving funding assistance. They must seek out possible buyers and tenants, and advertising available housing properties. Examples of such action include:

- Advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (i.e. radio stations, posters, newspapers) within the marketing area
- Use of the Equal Housing Opportunity Logo and the equal housing opportunity statement
- Educate persons within an organization about fair housing and their obligations to follow nondiscrimination laws
- Conduct outreach to advocacy groups (i.e. disability rights groups) on the availability of housing

The effort to meet the annual goals and objectives relied heavily on the State's attempt to effectively market the programs offered through the HUD programs by local governments, nonprofits, for-profit developers, and public housing authorities. Recipients of the CHIP and Rental Housing programs developed and implemented both the Affirmative Fair Housing Marketing (AFHMP) and a Minority Business Enterprise/Women Business Enterprise (MBE/WBE) outreach plan that was reviewed by the State.

The affirmative marketing plan must meet each of the following criteria:

- Specify a method by which the owner will inform potential residents about fair housing



laws;

- Solicit applications from persons not likely to apply without special outreach by at minimum posting and/or distributing information on the project in such places as community organizations, places of worship employment centers, fair housing groups and housing counseling agencies;
- Require the use of the Equal Housing Opportunity (EHO) logo or slogan in any press releases or written materials distributed by or on behalf of the owner;
- Require the recipients of HOME funds to maintain records of efforts under the affirmative marketing plan and the results of said efforts; and,
- Require the recipient to assess annually their affirmative marketing efforts and describe the method of self-assessment used.

DCA further enumerates that, at minimum, marketing plans must include:

- Outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located.
- A strategy to affirmatively market to persons with disabilities and the homeless.
- A strategy to establish and maintain relationships between the management agent and community service providers.
- A referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and make reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project. All properties must have a clearly defined screening policy that establishes criteria for renting that is not a violation of the Fair Housing Act. Each property's screening policy should at a minimum, include the following:
  - Arrest records are not a valid reason to deny an applicant housing,
  - Applicants with a criminal conviction may be denied housing only if the reason for their convictions clearly demonstrates that the safety of residents and/or property is at risk.
  - Blanket terms in screening criteria that say "Any criminal convictions will be denied" are now considered discriminatory and in violation of the Fair Housing Act.
  - The annual Owner's certification will monitor each property's compliance with this provision.
- Marketing of properties to underserved populations 2-4 months prior to occupancy
- Applications for affordable units shall be made available in public locations including at least one that has night hours.
- Outreach to Limited English Proficiency (LEP) groups for languages identified as being prevalent in the surrounding market area. Note that DCA has created an interactive online map, "Limited English Proficiency by Jurisdiction," available at <http://georgia-dca.maps.arcgis.com/apps/webappviewer/index.html?id=57331f15f8fa4424a775a03c1700f0d>, that applicants may utilize to determine how many Limited English Proficiency (LEP) individuals live in the housing market area and what language(s) they speak.

DCA reviewed and approved all marketing and outreach plans before any written agreements are executed or funds are disbursed. The affirmative marketing policy shall consist of the following elements:

- Method for informing the public, owners, and potential tenants about federal fair housing laws and the participating jurisdiction's affirmative marketing policy requirements which may include, but are not limited to, providing a copy of this policy to be used in all media releases, using the Equal Housing Opportunity logo and slogan in all media releases, and explaining the general policy to the media, property owners, and tenants involved with the HOME program
- Requirements and practices each owner must adhere to in order to carry out the affirmative marketing procedures and requirements. When advertising for a HOME property, recipients may use commercial media (newspaper or television) or local community contacts, but should utilize the Equal Housing Opportunity logo or slogan and always use caution when documenting affordable housing (income and rent restrictions).
- Procedures used by owners to inform and solicit applications from persons in the housing market areas that are not likely to apply for the housing without special outreach. These persons most likely include those who are not the race/ethnicity of the residents of the neighborhood in which the unit is located.
- Records that will be kept describing actions taken by HOME grantees and by owners to affirmatively market units and records to assess the results of these actions.

DCA worked throughout the program year to encourage recipients to solicit the participation of minority- and women owned businesses (MBE/WBEs) in contracting under the HOME program. Recipients are required to make every effort to outreach to qualified MBE/WBEs on solicitation lists and solicit their participation whenever they are potential sources. Through project monitoring and reporting, the State reviewed the recipient's documentation of efforts and results in securing contracts with MBE/WBEs. Additionally, the State provided developers and recipients with information during the various state sponsored workshops, trainings and in printed materials.

### **Section 3**

The State's Section 3 policy seeks to aid Section 3 residents to the greatest extent feasible in three ways, listed in order of preference:

- Hiring low- and very low-income workers  
The State required that the sub-recipient and its contractors make every effort within their disposal to attempt to hire at least 30% Section 3 residents of the aggregate number of full-time new hires with a preference for Section 3 residents in this order:
  - At the site where the work is being performed
  - In the city where the work is being performed
  - In the county where the work is being performed
  - In the state of Georgia

- **Awarding contracts to Section 3 business concerns**  
The State required that the sub-recipient and its contractors make every effort within their disposal to attempt to award at least 10% of the total dollar amount of all Section 3 covered contracts for building trades work for building trades work arising in connection with housing rehabilitation, housing construction, and other public construction, to Section 3 business concerns. Additionally, the State required that the sub-recipient and its contractors make every effort within their disposal to attempt to award at least 3% of the total dollar amount of all “Other” Section 3 covered contracts.
- **Providing other economic opportunities**  
If the two goals above are desired to be met but sub-recipient or its contractors identifies a greater need, other training and employment opportunities may be provided to substitute for those goals, if they meet the training and other employment opportunities equal or exceed 2% of the total contract award. The firms that provide other economic opportunities will be responsible for soliciting and contracting a qualified firm/individual experienced in providing a Georgia Department of Labor Approved training curriculum consistent with Section 3 requirements.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

Insert table: [Projects funded with program income to the HOME program]

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

The State plans a number of other actions designed to address gaps and weaknesses in the service delivery system, promote coordination, overcome obstacles, promote affordable housing, and work to meet the needs of its lowest-income citizens by other interagency meetings to plan and review collaborative efforts related to housing. Additionally, the State sends out email blasts and Constant Contact notices for upcoming events held by different stakeholders. Such activities are taken with LIHTC to foster, maintain and coordinate the development of affordable housing:

- The State sponsored the Georgia Housing Search website that provides a real-time assessment of units that are available with details including addresses, numbers of bedrooms, security deposits required, proposed rents, and eligibility criteria. Developers are required to enroll their units on the website at the start of lease-up for properties funded with LIHTC and HOME funds.
- DCA has a strong commitment to providing integrated housing options for Persons with Disabilities. DCA’s commitment to providing a full range of housing options drive the decision to focus funding on providing an adequate supply of housing in an integrated setting. Characteristics of integrated housing include, but are not limited to: the project’s proximity to community resources and activities; opportunities for tenants with disabilities to live independently and interact with non-disabled persons; the same tenancy rights as non-disabled individuals including eviction protection, choice of roommates, and choice of service providers;

and the absence of restrictive, regimented rules that limit residence activities or impede residents' ability to interact with non-disabled individuals.

- Preservation is a key component of DCA's work to ensure an adequate supply of affordable rental housing, advance sustainability, and retain historic structures through adaptive reuse. Most importantly, preservation is a vital tool for maintaining affordability through the retention of federal rental assistance. In addition, preservation allows DCA to mitigate the risk of losing affordable housing projects due to market conversion, physical deterioration, or financial instability. Regarding sustainability, renovating existing buildings produces less construction waste, uses fewer new materials, and requires less energy than new construction. Further, little to no new utility or transportation infrastructure investments are required when existing buildings are rehabbed. Combined with energy-efficient upgrades, rehabbing and preserving both aging rental and historic buildings is a conservative, cost effective way to meet growing demand for good quality housing. Finally, historic preservation advances DCA's stewardship of historic buildings and locations while maintaining cultural and community diversity. Additionally, DCA seeks to utilize its 4% Bond Allocation to the maximum extent possible for preservation of affordable housing.
- Across all affordable housing programs including the Tax Credit, DCA's fair housing priority aligns with HUD's mission to promote non-discrimination and ensure fair and equal housing opportunities for all. In an ongoing effort to provide services and activities in a nondiscriminatory manner and to affirmatively further fair housing, DCA strives to prevent, avoid, and correct discrimination in housing or services directly or indirectly based on race, color, religion, sex, national origin, age, familial status, or disability.

## CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided  
Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Table 14 – HOPWA Number of Households Served

Number of Households Served Through:	One-year FY16 Goal	Actual FY16
Short-term rent, mortgage, and utility assistance payments	158	61
Tenant-based rental assistance	105	183
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	84	18
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	32	63
<b>Total</b>	<b>379</b>	<b>325</b>

## CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*  
For Paperwork Reduction Act

### 1. Recipient Information—All Recipients Complete

#### Basic Grant Information

Recipient Name	GEORGIA
Organizational DUNS Number	807479084
EIN/TIN Number	581259426
Identify the Field Office	ATLANTA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Atlanta/Roswell/DeKalb, Fulton Counties CoC

#### ESG Contact Name

Prefix	Mr.
First Name	John
Middle Name	0
Last Name	Shereikis
Suffix	0
Title	Planning Manager

#### ESG Contact Address

Street Address 1	60 Executive Park South
Street Address 2	0
City	Atlanta

CAPER

45

<b>State</b>	GA
<b>ZIP Code</b>	30329-
<b>Phone Number</b>	4046790609
<b>Extension</b>	0
<b>Fax Number</b>	0
<b>Email Address</b>	john.shereikis@dca.ga.gov

**ESG Secondary Contact**

<b>Prefix</b>	Mr
<b>First Name</b>	Michael
<b>Last Name</b>	Thomas
<b>Suffix</b>	0
<b>Title</b>	Program Coordinator
<b>Phone Number</b>	4046795293
<b>Extension</b>	0
<b>Email Address</b>	michael.thomas@dca.ga.gov

**2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	07/01/2016
<b>Program Year End Date</b>	06/30/2017

**3a. Subrecipient Form – Complete one form for each subrecipient**

Subrecipient or Contractor Name: DALTON-WHITFIELD COMMUNITY DEVELOPMENT CORPORATION

City: Dalton

State: GA

Zip Code: 30720, 4286

DUNS Number: 167024426

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 10000

Subrecipient or Contractor Name: TRAVELERS AID/HOPE ATLANTA

City: Atlanta

State: GA

Zip Code: 30303, 2815

DUNS Number: 086078748

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 40000

Subrecipient or Contractor Name: ACTION MINISTRIES (CENTRAL)

City: Atlanta

State: GA

Zip Code: 30329, 2201  
DUNS Number: 198895125  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Faith-Based Organization  
ESG Subgrant or Contract Award Amount: 120000

Subrecipient or Contractor Name: BATTERED WOMEN'S SHELTER, INC.  
City: Valdosta  
State: GA  
Zip Code: 31603, 5382  
DUNS Number: 071110071  
Is subrecipient a victim services provider: Y  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 100000

Subrecipient or Contractor Name: CARING WORKS, INC.  
City: Decatur  
State: GA  
Zip Code: 30030, 4362  
DUNS Number: 198267622  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 100000

Subrecipient or Contractor Name: CARROLL COUNTY EMERGENCY SHELTER, INC  
City: Carrollton  
State: GA  
Zip Code: 30112, 0041  
DUNS Number: 004170517  
Is subrecipient a victim services provider: Y  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 37500

Subrecipient or Contractor Name: CITIZENS AGAINST VIOLENCE, INC.  
City: Statesboro  
State: GA  
Zip Code: 30459, 2494  
DUNS Number: 555995240  
Is subrecipient a victim services provider: Y  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 90000

Subrecipient or Contractor Name: CRISIS LINE & SAFE HOUSE OF CENTRAL GEORGIA, INC.  
City: Macon

State: GA  
Zip Code: 31201, 7972  
DUNS Number: 943447045  
Is subrecipient a victim services provider: Y  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 47500

Subrecipient or Contractor Name: CSRA ECONOMIC OPPORTUNITY AUTHORITY, INC.  
City: Augusta  
State: GA  
Zip Code: 30901, 2127  
DUNS Number: 092148261  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 41875

Subrecipient or Contractor Name: DECATUR COOPERATIVE MINISTRY, INC.  
City: Decatur  
State: GA  
Zip Code: 30031, 0457  
DUNS Number: 166657130  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Faith-Based Organization  
ESG Subgrant or Contract Award Amount: 45000

Subrecipient or Contractor Name: FLINT CIRCUIT COUNCIL ON FAMILY VIOLENCE, INC.  
City: McDonough  
State: GA  
Zip Code: 30253, 1150  
DUNS Number: 831078761  
Is subrecipient a victim services provider: Y  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 73000

Subrecipient or Contractor Name: GEORGIA MOUNTAIN WOMEN'S CENTER, INC. (A/K/A/  
CIRCLE OF HOPE)  
City: Cornelia  
State: GA  
Zip Code: 30531, 1013  
DUNS Number: 023341295  
Is subrecipient a victim services provider: Y  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 40500



Subrecipient or Contractor Name: GLYNN COMMUNITY CRISIS CENTER, INC.  
City: Brunswick  
State: GA  
Zip Code: 31521, 0278  
DUNS Number: 796964047  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 100000

Subrecipient or Contractor Name: GWINNETT HOUSING RESOURCE PARTNERSHIP (A/K/A  
IMPACT! GROUP)  
City: Lawrenceville  
State: GA  
Zip Code: 30043, 5893  
DUNS Number: 142753271  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: HABERSHAM HOMELESS MINISTRIES, INC.  
City: Clarkesville  
State: GA  
Zip Code: 30523, 3000  
DUNS Number: 127783681  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Faith-Based Organization  
ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: HALCYON HOME FOR BATTERED WOMEN, INC.  
City: Thomasville  
State: GA  
Zip Code: 31799, 1838  
DUNS Number: 967292434  
Is subrecipient a victim services provider: Y  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 21900

Subrecipient or Contractor Name: MUST MINISTRIES, INC.  
City: Marietta  
State: GA  
Zip Code: 30062, 2425  
DUNS Number: 827848292  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 123000

Subrecipient or Contractor Name: NOA'S ARK, INC.

City: Dahlonega

State: GA

Zip Code: 30533, 0012

DUNS Number: 828487900

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 90000

Subrecipient or Contractor Name: NORTH GEORGIA MOUNTAIN CRISIS NETWORK, INC.

City: Blue Ridge

State: GA

Zip Code: 30513, 0022

DUNS Number: 967074002

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: S.H.A.R.E. HOUSE, INC.

City: Douglasville

State: GA

Zip Code: 30133, 0723

DUNS Number: 867491722

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 93750

Subrecipient or Contractor Name: WOMEN IN NEED OF GOD'S SHELTER, INC.

City: Dublin

State: GA

Zip Code: 31040, 8277

DUNS Number: 967914417

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 35000

Subrecipient or Contractor Name: SALVATION ARMY (ATLANTA METRO AREA COMMAND)

City: Atlanta

State: GA

Zip Code: 30313, 2002

DUNS Number: 020732326

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization  
ESG Subgrant or Contract Award Amount: 40000

Subrecipient or Contractor Name: SALVATION ARMY (AUGUSTA)  
City: Augusta  
State: GA  
Zip Code: 30901, 1032  
DUNS Number: 124261228  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Faith-Based Organization  
ESG Subgrant or Contract Award Amount: 120000

Subrecipient or Contractor Name: HOMELESS SHELTER ACTION COMMITTEE, INC.  
City: Cartersville  
State: GA  
Zip Code: 30120, 0664  
DUNS Number: 096606749  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 45000

Subrecipient or Contractor Name: LOWNDES ASSOCIATED MINISTRIES TO PEOPLE, INC.  
City: Valdosta  
State: GA  
Zip Code: 31604, 3502  
DUNS Number: 833247729  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Faith-Based Organization  
ESG Subgrant or Contract Award Amount: 37500

Subrecipient or Contractor Name: SAFE HOMES OF AUGUSTA, INC.  
City: Augusta  
State: GA  
Zip Code: 30914, 3187  
DUNS Number: 030140326  
Is subrecipient a victim services provider: Y  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 48000

Subrecipient or Contractor Name: IMPACT INTERNATIONAL , INC.  
City: Carrollton  
State: GA  
Zip Code: 30117, 8899

DUNS Number: 176819303

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 45000

Subrecipient or Contractor Name: MACON-BIBB EOC, INC.

City: Macon

State: GA

Zip Code: 31201, 2817

DUNS Number: 827633152

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 35000

Subrecipient or Contractor Name: SALVATION ARMY SAVANNAH

City: Savannah

State: GA

Zip Code: 31403, 3798

DUNS Number: 124265179

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 90000

Subrecipient or Contractor Name: SALVATION ARMY OF CENTRAL GEORGIA

City: Macon

State: GA

Zip Code: 31208, 3386

DUNS Number: 051037950

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 40000

Subrecipient or Contractor Name: ATHENS AREA HOMELESS SHELTER, INC.

City: Athens

State: GA

Zip Code: 30601, 2026

DUNS Number: 884399510

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 170000

Subrecipient or Contractor Name: BROTHER CHARLIE RESCUE CENTER, INC.

City: Tifton

State: GA

Zip Code: 31793, 7712  
DUNS Number: 199450263  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Faith-Based Organization  
ESG Subgrant or Contract Award Amount: 72000

Subrecipient or Contractor Name: ADVANTAGE BHS  
City: Athens  
State: GA  
Zip Code: 30601, 2244  
DUNS Number: 930142125  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 143000

Subrecipient or Contractor Name: NINTH DISTRICT OPPORTUNITY  
City: Gainesville  
State: GA  
Zip Code: 30501, 3748  
DUNS Number: 070322342  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 396200

Subrecipient or Contractor Name: ATLANTA CENTER FOR SELF SUFFICIENCY, INC.  
City: Atlanta  
State: GA  
Zip Code: 30309, 3828  
DUNS Number: 939663217  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 48000

Subrecipient or Contractor Name: PROJECT COMMUNITY CONNECTIONS, INC.  
City: Decatur  
State: GA  
Zip Code: 30030, 4362  
DUNS Number: 015756900  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 150000

Subrecipient or Contractor Name: COLUMBUS ALLIANCE FOR BATTERED WOMEN, INC.  
City: Columbus

State: GA  
Zip Code: 31914, 0182  
DUNS Number: 003433021  
Is subrecipient a victim services provider: Y  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 55000

Subrecipient or Contractor Name: New Horizons Community Service Board  
City: Columbus  
State: GA  
Zip Code: 31906, 0328  
DUNS Number: 942932609  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 155800

Subrecipient or Contractor Name: The Refuge Domestic Violence Shelter, Inc.  
City: Vidalia  
State: GA  
Zip Code: 30475, 0853  
DUNS Number: 141148481  
Is subrecipient a victim services provider: Y  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 28000

Subrecipient or Contractor Name: Middle Georgia Community Action, Inc.  
City: Macon  
State: GA  
Zip Code: 31201, 3419  
DUNS Number: 072483258  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 146000

Subrecipient or Contractor Name: Chatham-Savannah Authority for the Homeless  
City: Savannah  
State: GA  
Zip Code: 31412, 8936  
DUNS Number: 831995733  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 40000

Subrecipient or Contractor Name: Southwest Georgia Community Action Council, Inc.  
City: Moultrie  
State: GA  
Zip Code: 31776, 3728  
DUNS Number: 073453706  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 99000

Subrecipient or Contractor Name: Homeless Resource Network, Inc.  
City: Columbus  
State: GA  
Zip Code: 31902, 0811  
DUNS Number: 839270824  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 70000

Subrecipient or Contractor Name: Albany, City of  
City: Albany  
State: GA  
Zip Code: 31701  
DUNS Number: 15863749  
Is subrecipient a victim services provider: N Subrecipient Organization Type: Local Government  
ESG Subgrant or Contract Award Amount: 35000

Subrecipient or Contractor Name: Avita Community Partners  
City: Flowery Branch  
State: GA  
Zip Code: 30542  
DUNS Number: 900904905  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 7000

Subrecipient or Contractor Name: Covenant House Georgia, Inc.  
City: Atlanta  
State: GA  
Zip Code: 30318  
DUNS Number: 008679905  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Faith Based Organization  
ESG Subgrant or Contract Award Amount: 40000

Subrecipient or Contractor Name: Hinesville, City of  
City: Hinesville  
State: GA  
Zip Code: 31313, 3633  
DUNS Number: 026758151  
Is subrecipient a victim services provider: N Subrecipient Organization Type: Local Government  
ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: Lutheran Services of Georgia  
City: Atlanta  
State: GA  
Zip Code: 30303, 3066  
DUNS Number: 169890894  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Faith Based Organization  
ESG Subgrant or Contract Award Amount: 25000

Subrecipient or Contractor Name: NOA's Ark, Inc.  
City: Dahlonega  
State: GA  
Zip Code: 30533  
DUNS Number: 828487900  
Is subrecipient a victim services provider: Y  
Subrecipient Organization Type: Faith Based Organization  
ESG Subgrant or Contract Award Amount: 43750

Subrecipient or Contractor Name: Open Arms, Inc.  
City: Albany  
State: GA  
Zip Code: 31701  
DUNS Number: 929945681  
Is subrecipient a victim services provider: Y  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 22000

Subrecipient or Contractor Name: Partnership Against Domestic Violence  
City: Atlanta  
State: GA  
Zip Code: 30317  
DUNS Number: 151024999  
Is subrecipient a victim services provider: Y  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 40000



Subrecipient or Contractor Name: Rockdale County Emergency Relief Fund, Inc.  
City: Conyers  
State: GA  
Zip Code: 30013, 8369  
DUNS Number: 007356186  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 99000

Subrecipient or Contractor Name: Safe Harbor Children's Shelter  
City: Brunswick  
State: GA  
Zip Code: 31521  
DUNS Number: 839624038  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 60000

Subrecipient or Contractor Name: Tri-County Protective Agency  
City: Hinesville  
State: GA  
Zip Code: 31310  
DUNS Number: 160267555  
Is subrecipient a victim services provider: Y  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: United Way of the Chattahoochee Valley  
City: Columbus  
State: GA  
Zip Code: 31902  
DUNS Number: 020649484  
Is subrecipient a victim services provider: N  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: Waycross Area Shelter for Abused Persons  
City: Waycross  
State: GA  
Zip Code: 31502  
DUNS Number: 055573559  
Is subrecipient a victim services provider: Y  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 40000

Subrecipient or Contractor Name: Wayne County Protective Agency  
City: Jesup  
State: GA  
Zip Code: 31598, 1153  
DUNS Number: 839270824  
Is subrecipient a victim services provider: Y  
Subrecipient Organization Type: Other Non-Profit Organization  
ESG Subgrant or Contract Award Amount: 95000

Subrecipient or Contractor Name: YWCA of Northwest Georgia  
City: Marietta  
State: GA  
Zip Code: 30064  
DUNS Number: 364141903  
Is subrecipient a victim services provider: Y  
Subrecipient Organization Type: Faith Based Organization  
ESG Subgrant or Contract Award Amount: 35000

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Table 16 – Household Information for Homeless Prevention Activities

Number of Persons in Households	Total
Adults	446
Children	394
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>840</b>

#### 4b. Complete for Rapid Re-Housing Activities

Table 17 – Household Information for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	1344
Children	1066
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>2410</b>

#### 4c. Complete for Shelter

Table 18 – Shelter Information

Number of Persons in Households	Total
Adults	4926
Children	2043
Don't Know/Refused/Other	3
Missing Information	67
<b>Total</b>	<b>7039</b>

#### 4d. Street Outreach

Table 19 – Household Information for Street Outreach

Number of Persons in Households	Total
Adults	421
Children	9
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>430</b>

#### 4e. Totals for all Persons Served with ESG

Table 20 – Household Information for Persons Served with ESG

Number of Persons in Households	Total
Adults	7587
Children	3714
Don't Know/Refused/Other	3
Missing Information	84
<b>Total</b>	<b>11388</b>

#### 5. Gender—Complete for All Activities

Table 21 – Gender Information

	Total
Male	4795
Female	6467
Transgender	32
Don't Know/Refused/Other	93
Missing Information	1
<b>Total</b>	<b>11388</b>

## 6. Age—Complete for All Activities

	Total
Under 18	3730
18-24	904
25 and over	6698
Don't Know/Refused/Other	3
Missing Information	53
Total	11388

Table 22 – Age Information

## 7. Special Populations Served—Complete for All Activities

### Number of Persons in Households

	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters	Total
Veterans	21	61	332	414
Victims of Domestic Violence	58	739	2399	3196
Elderly	11	45	333	389
HIV/AIDS	6	12	42	60
Chronically Homeless	7	45	310	362
Persons with Disabilities:				
Severely Mentally Ill	132	290	1064	1486
Chronic Substance Abuse	37	158	761	956
Other Disability	91	270	1041	1402
Total (unduplicated if possible)	363	1620	6282	8265

Table 9 – Special Population  
Served

ESG sub-grantees that are victim service providers were unable to produce reports from Apricot, the HMIS comparable database, that were compatible with the eCart. As a result, the eCart submitted with this CAPER does not include data from these agencies. Apricot indicated that there have been difficulties building CSV reports in accordance with the HUD technical specifications and continues to be unable to produce reports compatible with the eCart. DCA has contracted with Eccovia to build an HMIS comparable database for victim service providers in Georgia that will be able to comply with HUD requirements. Testing on the new HMIS comparable database will begin in August 2017, and the new system will be in place for the next CAPER.

DCA requested HUD Annual Performance Reports (APR) from Apricot for each program at a victim service provider agency. Data from these APRs was combined with data from the eCart to obtain the numbers reported in the tables for CR-65. Data reported in the tables is inclusive of all ESG activities,

with the exception of two victim service providers. These two agencies were not able to obtain accurate data from Apricot by the reporting deadline due to technical issues.

## **CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes**

### **10. Shelter Utilization**

**Table 24 – Shelter Capacity**

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	405,883
Total Number of bed - nights provided	300,354
Capacity Utilization	74%

### **11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

Table 25 – ESG Expenditures for Homelessness Prevention

	Expenditures in Program Year		
	FY 2014	FY 2015	FY 2016
Expenditures for Rental Assistance	\$356,166	\$280,965	\$301,967
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$59,641	\$60,948	\$51,168
Expenditures for Housing Relocation & Stabilization Services - Services	\$144,936	\$128,277	\$142,935
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0	\$0	\$0
Subtotal Homelessness Prevention	\$560,743	\$470,190	\$496,070

#### 11b. ESG Expenditures for Rapid Re-Housing

Table 26 – ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	FY 2014	FY 2015	FY 2016
Expenditures for Rental Assistance	\$673,149	\$731,357	\$704,266
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$353,863	\$396,015	\$398,629
Expenditures for Housing Relocation & Stabilization Services - Services	\$490,363	\$568,231	\$494,082
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0	\$0	\$0
Subtotal Rapid Re-Housing	\$1,517,375	\$1,695,603	\$1,596,977

#### 11c. ESG Expenditures for Emergency Shelter

Table 27 – ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	FY 2014	FY 2015	FY 2016
Essential Services	\$392,651	\$384,313	\$407,922
Operations	\$843,144	\$893,041	\$872,432
Renovation	\$0	\$0	\$0
Major Rehab	\$0	\$0	\$0
Conversion	\$0	\$0	\$0
Subtotal	\$1,235,795	\$1,277,354	\$1,280,354



**11d. Other Grant Expenditures****Table 28 - Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	FY 2014	FY 2015	FY 2016
Street Outreach	\$164,045	\$178,772	\$186,280
HMIS	\$11,020	\$94,722	\$277,702
Administration	\$211,842	\$179,079	\$297,638

**11e. Total ESG Grant Funds****Table 29 - Total ESG Funds Expended**

	FY 2014	FY 2015	FY 2016
Total ESG Funds Expended	\$3,700,820	\$3,895,720	\$3,671,039

**11f. Match Source****Table 30 - Other Funds Expended on Eligible ESG Activities**

	FY 2014	FY 2015	FY 2016
Other Non-ESG HUD Funds	\$5,000	\$355,250	\$93,864
Other Federal Funds	\$0	\$81,862	\$964,815
State Government	\$2,426,151	\$2,693,157	\$1,948,822
Local Government	\$245,751	\$301,280	\$574,322
Private Funds	\$1,990,828	\$2,232,347	\$1,301,348
Other	\$1,592,723	\$2,288,983	\$1,490,123
Fees	\$117,042	\$40,000	\$0
Program Income	\$0	\$0	\$0
Total Match Amount	\$6,377,495	\$7,992,879	\$6,373,294

**11g. Total****Table 31 - Total Amount of Funds Expended on ESG Activities**

	FY 2014	FY 2015	FY 2016
Total Amount of Funds Expended on ESG Activities	\$10,078,315	\$11,888,599	\$10,044,333

## **CITIZEN PARTICIPATION**

### **COPY OF PUBLIC NOTICE**

#### **Public Input Requested for the State of Georgia's**

#### **Draft Consolidated Annual Performance and Evaluation Report (CAPER) FFY2016/ SFY2017**

The State of Georgia, in compliance with applicable U.S. Department of Housing and Urban Development (HUD) regulations, has prepared a draft version of the State's Consolidated Annual Performance and Evaluation Report (CAPER) for the Federal Fiscal Year 2016. The CAPER is the annual review of the State's performance in meeting the goals and objectives identified in the 2013-2017 Consolidated Plan and FY 2016 Annual Action Plan. Note that the CAPER also includes the State CDBG Performance and Evaluation Report (State PER) for the State of Georgia Community Development Block Grant (CDBG) Program. The State of Georgia encourages citizens, public agencies and other interested parties to review the contents of its draft CAPER and to submit their written comments.

**The report will be available for review on September 12, 2017 after 5 p.m.**

<http://www.dca.ga.gov/communities/CommunityInitiatives/programs/ConsolidatedPlan.asp>

The report may also be obtained upon request from the Georgia Department of Community Affairs by calling (404) 679-4840 or by e-mail to [housingplanning@dca.ga.gov](mailto:housingplanning@dca.ga.gov). TDD users may call (404) 679-4915 to request a copy.

All written comments should be submitted by email or postal mail no later than Wednesday, September 27, 2017 at 5:00 p.m.

Georgia Department of Community Affairs  
Housing Finance and Development  
Attn: CAPER – GHFA HOME Admin  
60 Executive Park South, NE  
Atlanta, GA 30329-2231

**Petición para Comentario Publico con Respecto al  
Borrador del Reporte de Evaluación del Desempeño del Plan Consolidado Anual 2016-2017  
Del Estado de Georgia**

El Estado de Georgia, en cumplimiento de las regulaciones aplicable del Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD, por sus siglas en inglés), ha preparado un borrador del Reporte de Evaluación del Desempeño del Plan Consolidado Anual (CAPER, por sus siglas en inglés) por el año fiscal federal 2016. El CAPER es la revista anual de los desempeños del Estado de lograr las metas y los objetivos identificados por el Plan Consolidado 2013-2017 y el Plan de Acción 2016. Note que el CAPER también incluye el Reporte del Desempeño y Evaluación por el Paquete de Subvención para el Desarrollo Comunitario (CDBG) del Estado de Georgia (PER del Estado, por sus siglas en inglés). El Estado de Georgia les anima a los ciudadanos, agencias públicas, y otras partes interesados revisar los contenidos del borrador del CAPER y entregar los comentarios escritos.

**El informe estará disponible para su revisión a las 5:00pm el 12 de septiembre 2017.**

<http://www.dca.ga.gov/communities/CommunityInitiatives/programs/ConsolidatedPlan.asp>

El público puede llamar directamente al Departamento de Asuntos Comunitarios de Georgia (Department of Community Affairs, DCA) a 404-679-4840 o a través de la línea TDD al (404) 679-4915 para recibir una copia escrita del borrador. También se puede escribir a [housingplanning@dca.ga.gov](mailto:housingplanning@dca.ga.gov).

Comentario público debe ser entregado por email o correo postal a más tardar a las 5:00pm el miércoles de 27 de septiembre 2017.

Georgia Department of Community Affairs  
Housing Finance and Development  
Attn: CAPER – GHFA HOME Admin  
60 Executive Park South, NE  
Atlanta, GA 30329-2231

## **CITIZEN WRITTEN COMMENTS**

### **Citizen Participation Plan 91.105(d); 91.115(d)**

#### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The State posted a legal notice to inform citizen that the draft CAPER was available on the website on September 12, 2017. The notice informed the public of its availability to review and to submit comments. The review period began September 12 – 28, 2017.

The public notice was advertised in over 148 counties throughout the entire state to ensure a great number of the citizens in Georgia gain access to the document to submit comments on the program year accomplishments. In addition to the notification through the Georgia Press Association, the notice was also released in the Atlanta Voice and the El Nuevo. Email blasts were released to the developers, local government, service providers, and grant recipients to help disseminate the report throughout the State.

**DCA did not receive any responses or comments for the FY2016 CAPER during the public comment period.**



60 Executive Park South, NE  
Atlanta, Georgia 30329-2231  
404.679.4940  
1.800.359.4663 (Outside Metro-Atlanta)  
[www.dca.ga.gov](http://www.dca.ga.gov)



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If you have a disability and would like to receive this publication in an alternative format, please contact the Georgia Department of Community Affairs at 404.679.4915 (TDD).